

124.0

0001

0013.0

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel  
1,981,900 / 1,981,900

USE VALUE:

1,981,900 / 1,981,900

ASSESSED:

1,981,900 / 1,981,900

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	
15-15A		JASON ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	THE JASON ARMS REAL ESTATE LLC	
Owner 2:		
Owner 3:		

Street 1:	5 CRESTVIEW ROAD
Street 2:	

Twn/City:	BEDFORD
St/Prov:	MA
Postal:	01730

PREVIOUS OWNER	
Owner 1:	MANZELLI THOMAS P & ARLENE -
Owner 2:	TRUSTEES/JASON ARMS RLTY TR -

Street 1:	5 CRESTVIEW ROAD
Twn/City:	BEDFORD
St/Prov:	MA
Postal:	01730

**NARRATIVE DESCRIPTION**

This parcel contains 6,800 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1900, having primarily Clapboard Exterior and 10450 Square Feet, with 12 Units, 12 Baths, 0 3/4 Bath, 0 HalfBath, 36 Rooms, and 12 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		6800		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		12		No. of Un	Site		0	60,500.	1.00	AA									726,000						726,000	

Total AC/Ha: 0.15611

Total SF/SM: 6800

Parcel LUC: 112 Apts. 8 Plus

Prime NB Desc: APT AVG

Total: 726,000

Spl Credit

Total: 726,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

1 of 1 CARD

Apartment ARLINGTON

APPRAISED:

1,981,900 / 1,981,900

USE VALUE:

1,981,900 / 1,981,900

ASSESSED:

1,981,900 / 1,981,900

User Acct

79747

GIS Ref

GIS Ref

Insp Date

11/24/17

USER DEFINED

Prior Id # 1: 79747

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

9619

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID

124.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,202,500	0	6,800.	660,000	1,862,500	1,862,500	Year End Roll	12/18/2019
2019	112	FV	997,000	0	6,800.	660,000	1,657,000	1,657,000	Year End Roll	1/3/2019
2018	112	FV	997,000	0	6,800.	660,000	1,657,000	1,657,000	Year End Roll	12/20/2017
2017	112	FV	860,100	0	6,800.	540,000	1,400,100	1,400,100	Year End Roll	1/3/2017
2016	112	FV	860,100	0	6,800.	540,000	1,400,100	1,400,100	Year End	1/4/2016
2015	112	FV	757,300	0	6,800.	456,000	1,213,300	1,213,300	Year End Roll	12/11/2014
2014	112	FV	757,300	0	6,800.	456,000	1,213,300	1,213,300	Year End Roll	12/16/2013
2013	112	FV	757,300	0	6,800.	456,000	1,213,300	1,213,300		12/13/2012

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANZELLI THOMAS	74812-636	1	6/3/2020	Convenience		1	No	No	
HALLSTROM LESTE	30823-94		11/1/1999	Intra-Corp	950,000	No	No		
	20713-41		8/1/1990			99	No	No	F

**BUILDING PERMITS****ACTIVITY INFORMATION**

Date	Result	By	Name
5/13/2019	I & E Return	MM	Mary M
11/24/2017	MEAS&NOTICE	HS	Hanne S
3/8/2017	SQ Returned	EMK	Ellen K
3/8/2017	SQ Returned	EMK	Ellen K
2/16/2017	I & E Return	EMK	Ellen K
3/22/2016	I & E Return	EMK	Ellen K
4/3/2009	Measured	201	PATRIOT
5/11/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

